173.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,400 / 774,400
					USE VALUE:	774,400 / 774,400
					ASSESSED:	774,400 / 774,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKER DEBORAH
Owner 2:	WALSH SHAWN M
Owner 3:	
Street 1:	15 LORNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WALKER DEBORAH -
Owner 2:	-
Street 1:	15 LORNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2232 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4050.000	414,300		360,100	774,400
Total Card	0.093	414,300		360,100	774,400
Total Parcel	0.093	414,300		360,100	774,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.95 | /Parcel: 346.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	115477
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!13469!

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,400	0	4,050.	360,100	774,500	774,500	Year End Roll	12/18/2019
2019	104	FV	323,600	0	4,050.	355,000	678,600	678,600	Year End Roll	1/3/2019
2018	104	FV	323,600	0	4,050.	272,600	596,200	596,200	Year End Roll	12/20/2017
2017	104	FV	303,800	0	4,050.	257,200	561,000	561,000	Year End Roll	1/3/2017
2016	104	FV	303,800	0	4,050.	236,600	540,400	540,400	Year End	1/4/2016
2015	104	FV	271,200	0	4,050.	221,200	492,400	492,400	Year End Roll	12/11/2014
2014	104	FV	271,200	0	4,050.	203,700	474,900	474,900	Year End Roll	12/16/2013
2013	104	FV	282,000	0	4,050.	203,700	485,700	485,700		12/13/2012

PRINT

Date	Time
12/11/20	03:25:13

LAST REV

Date	Time
02/19/19	13:52:07
ekelly	
13469	

USER DEFINED

Prior Id # 1:	115477
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER DEBORAH	47024-321		2/27/2006	Family	1	No	No		
WALSH MARY	47016-291		2/24/2006		450,000	No	No		
WALSH MARY K	31445-413		5/30/2000	Convenience	1	No	No		
	6684-252		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/18/2011	38	Dormers	18,000					SHELLW/BATH/OFP TO
12/1/2008	1463	Manual	21,000					create finished st

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	355	PATRIOT
11/6/2000	Hearing Chag	264	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4050		Sq. Ft.	Site		0	70.	1.27	6			Topo	-5					360,098						360,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 360,098 | Spl Credit | Total: 360,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17083335
Const Adj.:	0.98980200
Adj $ / SQ:	197.012
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600431
Depreciation:	186133
Depreciated Total:	414297

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

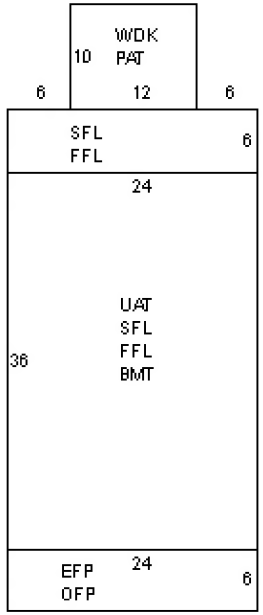
No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.01
Special Features:	0	Val/Su Net:	114.32
Final Total:	414300	Val/Su SzAd	205.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	197.010	198,588
SFL	Second Floor	1,008	197.010	198,588
BMT	Basement	864	59.100	51,065
UAT	Upper Attic	216	137.910	29,788
EFP	Enclos Porch	144	45.660	6,575
OFP	Open Porch	144	27.670	3,985
PAT	Patio	120	5.320	638
WDK	Deck	120	14.190	1,702
	Net Sketched Area:	3,624	Total:	490,929
Size Ad	2016	Gross Are	4272	FinArea 2232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	